

Docket

August 9, 2006

The Smithfield Zoning Board of Review meeting will be held on Wednesday August 9, 2006, at 7:00 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.

I. Communications

II. Old Business

06-022

Sedona Associates, LLC as applicant and owner of property located at Whipple Avenue and Higgins Avenue, listed as Lot 71 on Assessor's Plat 23 and Lots 66 & 67 on Assessor's Plat 24 located in an R-20 District, is seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct (74) age restricted (55 and older) condominium units of which (19) will be sold to persons who qualify

under the Low and Moderate Income Housing Act.

06-033

Joseph Picozzi and John Shekarchi as applicants and owners of property located at 78 Stillwater Road, listed as Lot 2C on Assessors Plat 22 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 5.3.4 Buffers to construct a single family home in an R-20 District under the Zoning Ordinance.

06-035

370 GWH, LLC as applicant and owner of property located at 370 George Washington Highway, listed as Lot 3 on Assessors Plat 48, is seeking a Special Use Permit under Section 4.3.L.8 Wholesale Business & Storage Uses-Permitted by Special Use, Section 4.4.H.2 Wholesale Business & Storage, Section 4.5 Dimensional Relief by Special Use Permit and Variances to deviate from Section 5.4. Table 1 Dimensional Regulations to construct office and storage facilities in a Planned Corporate District under the Zoning Ordinance.

06-036

Credit Union Central Falls as applicant and Montareo Corporation as owner of property located at 468-472 Putnam Pike, listed as Lots 10,148,149 and 150 on Assessors Plat 43 are seeking a Special Use Permit under Section 4.3 .G.7 A Bank-With or Without Drive-Thru and Section 4.5 Dimensional Relief By Special Use Permit and Variances to deviate from Section 5.7.1.C Planned Development, Section 5.3.1 Area, and Section 5.3.1A.3 Area to construct a retail credit union with full service drive – thru and ATM in a Planned Development District under the Zoning Ordinance.

06-037

Andrew O'Donnell as applicant and Amerada Hess Corporation as owner of property located at 261 Putnam Pike, listed as Lot 67 on Assessors Plat 29 are seeking Variances to deviate from Section 8.2. (A) & (B) Prohibitions and Restrictions, General, Section 8.3.5.A.2 and Section 6.7 Nonpermanent Structures to allow signage, outdoor storage containers and an open air stand in a Highway Commercial District under the Zoning Ordinance.

06-038

Michael Falcone as applicant and owner of property located at 10 Haven Street, listed as Lot 15A on Assessor Plat 39 is seeking a Variance to deviate from Section 4.3.I.2 Trade Establishments to allow a trade establishment in an R -20 District under the Zoning Ordinance.

06-039

Michael Penta as applicant and owner of property located at 2 Farmington Drive, listed as Lot 59 on Assessors Plat 53 is seeking a Variance to deviate from Section 6.4.1 Accessory Uses to install an above ground pool in the front yard in an R -20 District under the Zoning Ordinance.

06-040

Nextel Communications of the Mid-Atlantic as applicant and SPM Realty LLC c/o Stephanie LaGreca as owner of property located at Farnum Pike, listed as Lot 365 on Assessors Plat 46 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antennae, Section 3.7 Existence by Variance or Special Use Permit and a Variance to deviate from Section 4.5 Dimensional Relief by Special Use Permit to attach six (6) panel antennae to the existing monopole and increase the compound area by ten (10) feet wide in an R-80 District under the Zoning Ordinance.

06-041

Michael DiDomenico as applicant and Carol Davis and Michael and Lori DiDomenico as owners of property located at 4 Chamberlain Street, listed as Lot 8 on Assessor's Plat 26 are seeking a Special Use Permit under Section 3.8.F. Expansion of a Non-Conforming Use and Section 4.5 Dimensional Relief by Special Use Permit and Variances to deviate

from Section 3.13.A.1. Special Use for Expansion, Addition or Enlargement and Section 6.2.1.B Accessory Uses to expand a non-conforming use in an R-20 District under the Zoning Ordinance.

06-042

Robert Smith as applicant and owner of property located at 225 Douglas Pike, listed as Lot 22A on Assessor's Plat 42 is seeking A Special Use Permit under Section 4.3.A.8.and Section 4.4.A.8. Greenhouse or Nursery Commercial and Variances to deviate from Section 8.3.C.1.Sign Permits and Section 4.5 Dimensional Relief by Special Use Permit to construct and operate a commercial nursery in an R-80 District under the Zoning Ordinance.

III Public Hearing

06-043

Theodore and Shirley MacDonald as applicant and owners of property located at 6 Whipple Road, listed as Lot 107A on Assessor's Plat 24 are seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling to construct an accessory family

dwelling in an R -20 District under the Zoning Ordinance.

06-044

William J. Cain as applicant and owner of property located at 22 Fairmont Street and Waltham Street, listed as Lot 114 on Assessor's Plat 25 is seeking an Appeal from the Planning Board's decision to deny a major subdivision in an R -20 District under the Zoning Ordinance.

IV Other Business

04-062

Northborough Recovery Services, LLC as applicant and owner of property located at 711 Putnam Pike, listed as Lot 14 on Assessor's Plat 4 is seeking an Extension to A Previously Granted Resolution to expand a non-conforming use and for parking and signage relief in a Mixed Use District and R-20M District under the Zoning Ordinance.

04-088

John and Darlene Baffoni as applicants and owners of property located at 21 Sidney Street, listed as Lot 20 on Assessor's Plat 21 are seeking an Extension to A Previously Granted Resolution to construct an addition in an R -20 District under the Zoning Ordinance.

V. Deliberations

VI Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE 1-800-745-5555 TTY